

TOWN AND COUNTRY PLANNING DEPARTMENT

The 25th July, 1983

No. 5040-10DP-83/10762.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan for the controlled area alongwith the restrictions and conditions proposed to be made applicable to controlled area covered by it (given in Annexures A & B to the Development Plan) at Sirsa, approved under sub-section 3 of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the Plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWINGS

- (1) Existing land Use Plan No. D.T.P. (SR)13/76-A, dated 25th November, 1976/1982.
- (2) Draft Development Plan No. R.T.P.(SR)89/82, dated 6th July, 1982.

ANNEXURE-A

Explanatory note on the Draft Development Plan of Sirsa.

Introduction.

The history of Sirsa town reveals that this town was refounded by Captain Thorsby who laid out the present town in the grid-iron pattern. In 1858 district Bhatinda was henceforth known as district Sirsa. Prior to its recent declaration as district headquarters in 1975, it had also acted as such in the past till 1837 when this district was abolished and merged with district Hissar. Its hinterland which was known as an inhospitable desert before the advent of Bhakra canal system, has now become the cotton belt of Haryana and has enhanced the importance of this town. Sirsa is the only important town situated in the extreme west of Haryana State. Its distance by road from other nearest district headquarters of its own as well as adjoining states namely Hissar (Haryana, Bhatinda (Punjab), and Ganganagar (Rajasthan) is 90 Kms., 92 Kms. and 190 Kms. respectively. It lies on Delhi-Hissar-Salemanki road (N.H.10) and Delhi-Rewari-Hissar-Bhatinda railway line.

Unlike a village, where the primary function is agriculture, a town caters to varied functions such as educational, industrial, administrative, commercial etc. thus resulting in the rapid growth of the town and Sirsa town surrounded by hinterland of agrarian economy is no exception to it. This town had a population of 48,838 persons in the year 1971 and 89,048 persons in the year 1981 showing decennial growth rate of 82.4% during the decade 1971—1981.

According to 1981 census, its working force was 26755 which is 33.0% of the total population. In comparison to 'trade and commerce sector' the Industrial Sector has made neither any headway nor balanced development as out of 6 registered industrial units in all there is only one large industrial unit namely Gopi Coand Textile Mill which alone employs 1200 workers i.e. about 50% of the present industrial working force.

The town has its importance for the following reasons:—

- (i) Besides being district headquarters, it is the important centre in trade and commerce for inter-state region. It is the largest market in whole of the state in respect of income as well market arrivals.
- (ii) In the field of education, it excels many parallel towns by having two colleges, three technical institutions and six high/higher secondary schools.
- (iii) It caters for adequate medical facilities both in public (100-bed civil hospital) and private (98 beds in nursing homes) sectors. Besides this a 100 bed hospital is under construction.
- (iv) It has the provision of an automatic telephone exchange in addition to adequate post and telegraph facilities, one fire station, three cinema theatres etc.

Existing Physical Facilities.

Sirsa and Bamboor minors, irrigational channels, encompass the town from the north and north-west. Air force station (prohibited area) is adjacent to the town towards its north-west. There is an undulating area of about 12 hectares in the south-west of the town. There is local flooding in some of

the areas from where the discharge of water through gratuity is not possible. In view of the physiographic features and the existence of Air-Force Station, the area on north-east side of the town and particularly along Barnala road being comparatively high and less fertile has been considered suitable for expansion of the town.

The underground water being brackish, there is scarcity of potable under ground sweet water and the present water supply depends upon canal system. A large water works in an area of 23 hectares has since been constructed on Dabwali road. It has three raw water storage tanks with a total capacity of 37.32 lacs gallons. The storage capacity of clear water is 8.28 lacs gallons which accounts for 50% of daily water supply to the town. Although it serves about 90% of the town population but the supply is not adequate. Although the disposal works has been constructed along the road to village Kelnia catering for the requirement of the whole town yet there is no proper provision for storm water drainage in the town. The water supply system needs adequate improvement by construction of another water works and provision of storm water calls for prompt attention.

Sirsa town comprises of an old planned town, new mandi township, railway colony and new constructions along Delhi-Hissar-Sulemanki road. The total town area is about 2,038 hectares. The area under various land uses is 46% of the town area having gross density of 73% persons per hectares and residential density ranges between 150 to 400 persons per hectare. The distribution pattern of population in the town reveals that about 80% population resides in residential areas and the remaining 20% in flats of commercial areas.

The industries are scattered through-out the town but the main industrial complex is in the west and north of the town due to the existence of industrial areas of the new mandi township and concentration of large number of industries along Dabwali road. Besides these some industries have also come up along Hissar road. Like other similar towns this town is also having traditional system of retail and wholesale shops along the main roads, but the development of the new mandi township, an integral part of the planned town, has shown diversion from the traditional system with the establishment of an independent and full fledged grain market with modern amenities.

Due to phenomenal growth and mixed land uses a lot of unplanned construction, has come up. To avoid unplanned and unregulated urban development the potential area around Sirsa town was declared as a controlled area,—vide Haryana Government notification No. 3870-21CP-76/31807, dated 22nd September, 1976 (Publishing in the Haryana Govt. Gazette dated 28th September, 1976) under the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the amendment there to was published,—vide notification No. 1CDP-82/932, dated 20th January, 1982 appearing in the Haryana Government Gazette, dated 9th March, 1982.

The location of the town indicates that there will be rapid increase in the population of Sirsa Town because of its dominating position in trade and commerce, potentiality for industrial development particularly for agro-based industries, and great importance as district headquarters. Taking into consideration the trend of development of the town and its expansion likely to take place due to infused growth within the overall frame work of development policies of the State, it is assumed that by the year 2001 the town will have a population of 2.25 lacs. Keeping in view the present gross density of the total area under various land uses and provision of modern amenities it is ascertained that by the year 2001, the town would require about 2454.3 hectares area with a gross density of 91.7 persons per hectare.

Keeping in view the physiography of the town and its environs, developmental works carried out by the local authorities, construction of major projects like Mini-Secretariat Complex, Stadium Complex, Civil Hospital etc. and decisions regarding setting up Urban Estates and Bus Stand, the proposed development has been integrated with the existing conditions for giving a more functional and homogeneous blend by streamlining the traffic pattern. Since, an area of about 1108 hectares is lying vacant within the Municipal Limits, therefore, most of the proposals shown in the development plan are not only in respect of controlled area, but also it includes the proposal in the existing town for the coordinated and integrated development.

Extent of land uses.

The extent of various land uses is based upon the following consideration:—

- (i) By the year 2001, due to better employment opportunities, the working force percentage to total population will be 35%.
- (ii) There will be diversification of working force in the case of different sectors of economic activities but the trade and commerce sector will continue to dominate. The working force percentage to total working force in the case of 'trade and commerce' and 'industrial' sectors has been assumed 30% and 25% respectively.
- (iii) About 20% of the industrial working force will be engaged in house hold industries. For the remaining 80% industrial working force industrial area has been provided on the basis of 60 workers per hectare.
- (iv) The future population in the town will be distributed in such a way as will accommodate 87.5% of population in residential area and 12.5% population in flats of commercial area.

(v) The density of residential sectors will be between 150 to 250 persons per hectare.

The extent of various land uses for purposes of development is given in the following table from which it is evident that land uses such as 'public and semi-public' and residential mainly fall in the controlled area.

TABLE

Land Use	Area (in hectares)		
	Within controlled area	Within Municipal Limits	Total
Residential	555.2	792.3	1348.0
Commercial	35.8	98.0	133.8
Transport and Communication	80.3	183.0	263.3
(a) Major road (including Bus-Stand)	96.5	83.5	180.0
(b) Others including Railways	—	77.4	77.4
Public Utilities	16.0	23.0	39.0
Public and Semi-Public	157.4	62.0	219.4
Major Open Spaces	97.8	95.6	193.4
Total	1039.0	1415.3	2454.3

1. Description of Land Uses.

The total residential area of 1348.0 hectares, which constitutes about 54.9% of the total urban area by 2001, has been sub-divided in sectors of various densities ranging from 150 to 250 persons per hect. The density pattern arrived at is with a view to strike a balance between the aesthetics, social and functional values. Therefore, only that part of the town which is densely populated with a density of 400 persons per hectare is proposed to be decongested by suitable conservative development and brought to a viable figure of 250 persons per hectare as stipulated in respect of the local infrastructure i. e. school, health centre, local shopping, parks, play grounds etc.

2. Commercial.

Keeping in view the central location, potentialities of the area and existence of Government land, the area near D. C. residence has been earmarked for commercial use. In addition two more areas have been reserved for commercial use, out of which one is located on Sirsa-Hissar Road for storage and Godown purposes and the other is near Mini-Secretariat which will serve as a city centre. Besides this there are two existing commercial pockets namely new grain market and vegetable and timber market.

3. Industrial.

Keeping in view the inadequacy of the planned area of the Colonisation Department and the present trend of development three more industrial areas have been provided, one on Sirsa-Hissar Road, Other on Sirsa-Dabwali Road and the third on Sirsa-Rania Road. The area on Dabwali Road includes existing industries which have already come up. The new industrial areas on Hissar and Rania roads have warehousing and storage facilities nearby.

Taking into consideration the necessity of a suffer between the prohibited area of Air Force Station and the urbanisable area the existing factories on Dewali road need to be removed sooner or later and, therefore, these have been put into the Agricultural one as non-conforming uses. This will also help for the extension of the Air Force Station, if and when needed.

4. Transport & Communication.

(i) Bus-Stand.

Keeping in view the inadequacy of the existing Bus-Stand located in the congested area of the town and the desirability of locating the Bus-Stand on Sirsa-Hissar road, an area of 5.83 hectares has been earmarked for this purpose. It includes workshop facilities also. Transport Department has taken the possession of the land and the construction work shall start very soon.

(ii) *Major Road System.*

An outer road in the north, and east of the town has been provided with a further scope of expansion towards South. It shall divert the through traffic of D. H. S. Road which at present passed through the town causing an unnecessary traffic congestion. With a view to have unhindered traffic flow on the National Highway, one overbridge has been proposed on Sirsa-Bhatinda railway line. In order to have a smooth traffic flow between two components of the town in the existing and the proposed ones, another overbridge has been proposed on Sirsa-Hissar railway line near the proposed Bus-stand site. Other major roads are the peripheral roads of the sectors. The various types of road with their land reservations are given below :—

V-1 Outer road	=60 meters.
VI-A to VI-E (inter city roads)	=Existing widths.
V-2 (Peripheral roads of sectors)	=30 meters.

5. *Public Utilities.*

A large water works in an area of about 23 hectares is already existing on Dabwali road and caters for the present population mostly along the South-Western side of the railway line. Keeping in view the future requirements another water works at a site of 16 hectares has been proposed along Sirsa Major on eastern side of Mini Secretariat Complex.

6. *Public and Semi Public Uses.*

In view of the location of the major institution of the town namely National College for men and progress of the project of Mini-secretariat Complex under construction as well as its suitability in relation to other land uses, public and semi-public uses have been provided mainly along Sirsa Barnala road.

In addition an area of 28.0 hectares close to the Mini-Secretariat Complex has been shown under public and semi- public uses to accommodate future important institutions.

7. *Open Spaces*

Six Major open spaces have been provided in the town at various places in addition to the green belt along outer road (V-I) and the Bamboor, Sirsa minors. These are:—

1. Area of big earth mounds in the south-west part of the town.
2. Bhadra Tank Complex.
3. Park adjoining Railway Line in sector-3.
4. Park adjoining city centre.
5. Park adjacent to the proposed water works.
6. Stadium Complex in Mandi Township.

8. *Agricultural Zone.*

A sizeable area has been reserved as Agricultural Zone. This zone will, however, not eliminate the essential building development with in this Area, such as the extension of existing villages contiguous to *badi deh*, if undertaken under a project approved or sponsored by Government and other ancillary allied facilities necessary for the maintenance and improvement of this as agricultural area.

9. *Zoning Regulations*

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulation which form part of this Draft Development Plan. These regulations will govern the change of land use and standard of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector, to guide the development and enforce proper control.

(Sd.) . . .

Regional Town Planner,
Sirsa.

ANNEXURE 'B'

Draft Zoning Regulation:—

Governing uses and development of land in the controlled area around Sirsa is shown in drawing No. RTP(SR)-189/82, dated 6th July, 1982.

I—General.

1. These regulations, forming part of the Development Plan for controlled area around Sirsa shall be called Zoning Regulations of the Development Plan for Controlled Area around Sirsa.

2. The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder:—

II—Definitions.—

I—In these regulations:—

- (a) 'Appro' ed' means approved under the rule;
- (b) 'Building Rules' means Rules contained in Part VII of Rules ;
- (c) 'Drawing' means Drawing No. RTP (SR) 189/82, dated 6th July, 1982 ;
- (d) 'Floor Area Ratio' (F. A. R.) means the ratio expressed in percentage, between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluents and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' mean an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, Ice-cream manufacturing, aerated water, atta chakkies with power, laundry-dry cleaning and dyeing, repair and service of automobiles, scooters and cycles, repair of house-hold utensils, shoe-making and repairing, fuel depots etc.
- (h) 'Material Date' means the 28th September, 1976 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled roads and Controlled Area Restriction of Unregulated Development Act, 1963,—vide Haryana Government notification No. 3870-2TCP-76/31809, dated 22nd September, 1976 appearing in Haryana Government Gazette of 28th September, 1976.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not committing obnoxious or injurious fumes and odours.
- (j) 'Non-Conforming Use' in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph, transport and for any Municipal Services including fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (m) 'Sector density' and 'Colony density' shall mean number of persons per hectare in sector area or colony area as the case may be :—

Explanations :—

- (i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or colony, as bounded within the major road system shown on the drawing in the case

of sector and on the approved layout plan of the colony in the case of a colony including 50% area of land under the major roads surrounding the sector or colony and excluding the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purpose of calculation of sector density, colony density, it shall be assumed that 50% of the sector area of colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 45 persons per dwelling unit or 9 persons per building plot, in the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (n) 'Site Coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site.
- (o) The terms 'Act Colony' Coloniser 'Development Plan Sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965 ; and
- (p) In case of doubt, any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.

III—Major Land Uses/Zones

For purposes of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and to be designated as such :—

- (i) Residential Zone;
- (ii) Commercial Zone;
- (iii) Industrial Zone;
- (iv) Transport & Communication;
- (v) Public Utilities;
- (vi) Public & Semi Public Uses;
- (vii) Major Open Spaces;
- (viii) Agricultural Zone;

(2) Except as provided in Regulation 'X' main ancillary and allied uses which subject to other requirements of these regulations and of the rules, may be permitted in the respective major Land Uses, are listed in appendix 'A' sub-joined to these regulations.

IV—Division into Sectors

Major land uses mentioned at serial No. (1) to (3) and (6) in Regulation III above which are land uses for building purpose have been divided into sectors, as shown bounded by the major road reservations, and such sector shall be designated by the number as indicated on drawing.

V—Sectors not ripe for Development.

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and commercial development of the controlled area, till such time as availability of water supply drainage arrangements and other facilities for the sectors are ensured to his satisfaction.

VI—Sectors to be Developed Exclusively through Government Enterprises

(1) Change of land use and development in sectors earmarked for public & Semi-Public Uses and Commercial Zone shall be taken only and exclusively through the Government of a Government Undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors,

(2) Notwithstanding the provisions of clause (1) above the Government may reserve at any time any other sector for
sector for development exclusively by it or by the agencies mentioned above,

II—LAND RESERVATION OF MAJOR ROADS

Land reservation of major roads shall be as under :—

- | | | |
|---|---|-----------------|
| (i) Major road indicated as VI on the drawing | } | 60 meters |
| (ii) Major roads indicated as— | | |
| (VI-A) Hissar Road (D.H.S. Road) | } | Existing Widths |
| (VI-B) Barnala Road. | | |
| (VI-C) Barnala Road (D.H.S. Road) | | |
| (VI-D) Rapia Road | | |
| (VI-E) Ludesar Road | | |
| (iii) Major roads indicated as | | |
| V-2 On the drawing (road along the boundaries of sectors) | } | 30 meters |

Width and alignment of other roads shall be as per sector plans or as per approved layout plan of colonies.

VIII—THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN :

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and Development is according to the details indicated in the sector and zoning plan and or the approved layout plan of the colony in which the land is situated.

IX—INDUSTRIAL NON-CONFORMING USE

With regard to the existing industries shown in zone other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned :—

- (a) Undertakes to pay to the Director as determined by him the proportion etc. towards the external development of this site when called upon by the Director to do so in this behalf ; and
- (b) During the interm period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director ;
- (c) No further expansion shall be allowed within the Area of non-conforming uses.

more it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, floods, explosion, earth quake, war, wariot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

XI—RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE

In the case of any land lying in Agricultural zone Government may relax the provisions of this development plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and developed prior to the material date or after the material date on the basis of an agreement executed prior to the material date, on stamped paper and the colonizer secures permission for this purpose as per rules ; and
- (b) for use of land as an individual industrial site (as distinct from an industrial colony) provided that :—
 - (i) the land was purchased prior to the material date
 - (ii) the Government is satisfied that the need of the industry is such that it can not await alternative allotment in the proper zone ;

- (iii) the owner of the land secures permission for building as required under the rules ; and
- (iv) the owner of the land undertaking to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlying within the lands satisfying either of the above set conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

Explanation:—

The word Purchase, in the regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XII.—The Development to conform to Sector and Zoning Plan:

No land within a major land use, shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and/or the approved layout of plan the colony in which the land is situated.

XIII.—Density Size and Distribution of Plots :

(2) Every residential sector shall be developed to the density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI, the colony density of the colony area shall not exceed the limits as laid down below :—

For area upto 100 Hectares	..	225
For area larger than 100 Hectares	..	150

XIV.—Individual sites to form part of approved layouts:

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) The plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in regulation XI above; and
- (ii) the plot is accessible through a road laid out and constructed upto the location of the plot to the satisfaction of the Director.

XV.—Minimum size of the Plots for various uses :

The minimum sizes of plots for various types of uses shall be as below :—

(i) Residential Plots	..	100 Square Meters
(ii) Residential plots in subsidised industrial housing or slum dweller housing scheme approved by the Government	..	75 Do
(iii) Residential plots for houseless persons under the State Government Scheme	..	41.5 Do
(iv) Shop-cum-residential plot	..	100 Do
(v) Shopping booths including covered corridor	..	20 Do
(vi) Local Service industry Plot	..	200 Do
(vii) Light Industry Plot	..	800 Do
(viii) Medium Industry Plot	..	0.8 Hectare

(2) The minimum area under a group housing estate shall be 0.4 hectare.

XIV—Site coverage and height of buildings in various uses.

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provision contained in chapter VII of the rules. In the case of other categories, the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under regulation XVIII, shall be as under:—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	33-1/3 per cent	150 per cent
(ii) Govt. Offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial zone	50 per cent if air-conditioning is not done, 75 per cent if air-conditioning done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XVII—Building lines in front side and rear:

This shall be provided in accordance with rules 51 to 53.

XVIII—Architectural Control:

Every building shall conform to Architectural control wherever and if any specified in the architectural control sheets as prepared under rule 50.

XIX—Provision of Farm Houses outside abadi deh in Agricultural Zone:

A farm house in agricultural zone (area outside abadi deh of village) may be allowed if it satisfies the following conditions :—

- (i) No farm house shall be permitted within 1 km. of the urbanisable limit of any urban settlement as determined in the Development plan.
- (ii) Farm house shall be permitted on the farm having not less than 2 hect. of area.
- (iii) The plinth area limit for the farm house shall be as under:—

For land from 2 to 2.4 hectares, .. 150 Sq. mtrs.

For every additional 0.4 hect. .. 15 „ „
(with minimum of 300 Sq. mtrs.)

- (iv) It shall be constructed a single storyed and its height shall not exceed 5 mtrs.
- (v) It shall be at least 15 mtrs. away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road the farm house shall be constructed with a minimum set back from the edge of the road as under:—
 - (a) Where the road is bye pass to a scheduled road. .. 100 mtrs.
 - (b) Where the road is a scheduled road. .. 30 mtrs.
 - (c) Any other road .. 15 mtrs.

XX.—Easing of Restrictions in the Rural Zone of Development Plan:

(1) The following industry should only be allowed in the controlled area beyond 2 K. M. of the urbanisable limits:—

- (i) Animal Feed Processing Unit (Small Scales);

- (ii) Fruit Preservation and canning (Small Scales);
- (iii) Cold Storages;
- (iv) Agro Service shop centres;
- (v) Milk Collection and Chilling Centres;
- (vi) Saw Mills;
- (vii) Primary Hardware Hand tools, Pick-axes, axes, sickles, hatchets;
- (viii) Tin Containers for grain storage;
- (ix) Ceramics and other handicrafts;
- (x) Gobar Gas Plants.

(2) The Rice Shellers should only be allowed one K. M. away from the Abadi-deh, if these are in wind direction, and 1/2 K. M. if these are against the wind direction.

XXI.—Relation of Development Plan:

Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principal of equity and justice, on payment of such development charges and on such conditions as it may deem fit to imposed.

APPENDIX 'A'

REFER ZONING REGULATION III (2)

100—RESIDENTIAL ZONE.

(A) Main uses permitted shall be as under :—

Code No.	Uses
110	Single family houses
120	Two family houses
130	Multi family houses
140	Holiday houses, Boarding houses

(B) Ancillary and allied uses :—

- (i) Social community, religious and recreative building and open spaces.
- (ii) Public utility building.
- (iii) Educational building (all types of schools and colleges where necessary).
- (iv) Health institutions.
- (v) Retail shops and restaurants.
- (vi) Commercial and professional offices.
- (vii) Cinemas.
- (viii) Local service industry.
- (ix) Petrol filling station and service garages.
- (x) Bus stand and Bus stops.
- (xi) Tonga, Taxi, Scooter and Rickshaw stands.
- (xii) Any other need ancillary to residential use.
- (xiii) Nurseries.

As required for the local needs of major use and at sites earmarked for them in the sector plan.
or
in the approved layout plan of the colony.

200—COMMERCIAL ZONE

Code No	Uses
210	Retail Trade.
220	Whole sale Trade.
230	Ware houses and storage.
240	Offices, Banks including Government Offices.
250	Restaurants, Hotel and Tredered Boarding House like Dharamshalas, Tourist Homes etc.
260	Cinema and other places of Public Assembly run on commercial basis.
270	Professional Establishments.

(B) Ancillary and allied Uses.

- (i) Residences on the first and higher floors.
- (ii) Local service industry.
- (iii) Civic, cultural, social and community buildings.
- (iv) Public Utility Buildings.
- (v) Petrol filling station and service garages.
- (vi) Loading and unloading yards.
- (vii) Parking spaces, bus stops, and rickshaw stand.
- (viii) Any other use which the Government in the public interest may decide.

As per the sites Shown on the sector plans and zoning plans.

300 INDUSTRIAL ZONE

(A) Main uses permitted shall be as under :—

- 310 Service Industry.
- 320 Light Industry.
- 330 Extensive Industry.

With the specific permission from the Government following uses may be permitted on the sites specially indicated for such use in the sector plan as under :—

- 340 Heavy Industry
- 350 Obnoxious/Hazardous Industries.

(B) Ancillary and Allied uses :—

- (i) Warehouses, cold storages and other storages, Godowns.
- (ii) Public utility buildings, community recreative, and social buildings, retail shops.
- (iii) Parking, loading and un-loading brass.
- (vi) Bus stops, taxi, Tonga and Rickshaw stands.
- (v) Petrol filling station and service garages.
- (vi) Industrial Housing in the case of large scale factories covering more than 4 hectares of land under the factories.

As required for the local need of the area and as per the sites shown on the sector plan and/or on the approved plan of the colony.

400—TRANSPORT AND COMMUNICATIONS ZONE.

(A) Main uses permitted shall be as under :—

<u>Code No.</u>	<u>Uses</u>
410	Railway Yards, Railway Station and sidings.
420	Roads and Roads Transport Depots, parking areas.
440	Air port and Air Station.
450	Posts and Telegraph Offices and Telephone Exchange.
460	Broad Casting Station.
470	Television Station.

B. Other ancillary uses permitted in the zone shall be as following :—

- (i) Petrol Filling Stations.
- (ii) Bus Stops, Bus Shelter, check post, check barriers at approved places.
- (iii) Electric, Telegraph and telephone transmissions line.
- (iv) Road side tree plantations.
- (v) Land grainage and irrigation channels.
- (vi) Parks, play grounds, Agriculture and horticultural works in the green belt along the road reservations.
- (vii) Any other use which the Government in the public interest may decide.

As approved by the Director

500—PUBLIC UTILITIES ZONE.

A. Main uses permitted shall be as under :—

<u>Code No.</u>	<u>Uses</u>
510	Water supply installations including treatment plants.
520	Drainage and Sanitary installations including Disposal works.
530	Electric power plants, sub stations etc.
540	Gas installations and gas works.

B. Ancillary and allied uses as persites shown on layout plan of sector/colony.

- (i) Offices, godowns and workshops for supervision and maintenance of public utility installations.
- (ii) Residence for essential staff employed on these public utilities services.
- (iii) Land scaping works and agricultural uses such as sewerage farm etc.

As per sites shown on the sector plan and zoning plan

600—PUBLIC AND SEMI PUBLIC USES ZONE.

A. Main uses permitted shall be as under :—

Code No.	Uses
610	Government Administrative Centre, Secretariat, District Offices. Local Body Office, Law Counter Jails, Police Station, Governor's and Administration residences.
620	Educational Cultural and Religious Institutions.
630	Medical and Health Institutions.
640	Cultural Institutions like Theatres, Opera Houses etc. of a predominantly non-commercial nature.
650	Land belonging to defence for its uses.

B. Ancillary and allied uses :—

- (i) Bank, Post Office, Insurance Companies Office and other public and semi public office which the Government may permit.
- (ii) Buildings for Government bodies, Government owned undertaking and semi Government bodies for workshops and other uses.
- (iii) Ancillaries to offices, like garages, parking places, parks and play grounds, pump houses, security staff quarters etc. as may be decided by the Government.
- (iv) Residences for officers and staff employed and working for the main uses including hostles for students of the institutions and guest houses for visitors.

As approved by the Director.

700—OPEN SPACES ZONE.

A. Main uses permitted shall be as under :—

Code No.	Uses
710	Sports grounds, stadium, play grounds.
720	Parks
730	Other recreational uses.
740	Cemeteries, cremation grounds etc.

B. Ancillary and allied uses :—

- (i) Parking areas.
- (ii) Restaurants, shops for eatables in the parks at appropriate places.
- (iii) Public Utility buildings.
- (iv) Dwelling for watch and ward staff.

As approved by the Director.

800—AGRICULTURAL LAND USE.

A. Main uses permitted shall be as under :—

Code No.	Uses
810	Market gardens.
820	Orchards and nurseries.
830	Land under staple crops.
840	Grazing land and pastures.
850	Forest land.
860	Marshy land.
870	Barani land.
880	Land under water.

The other ancillary rural uses permitted in this zone shall be as under :—

- (i) Dairy and poultry farming.
- (ii) Village housing within abadi deh.
- (iii) Farm house outside abadi deh subject to restrictions as laid down in regulation XIX.
- (iv) Expansion of existing villages contiguous to Abadi-deh if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk Chilling station and pasturization plants.
- (vi) Bus Stand and Railway Stations.
- (vii) Petrol Filling Stations.
- (viii) Air ports with necessary building.
- (ix) Wireless Stations.
- (x) Land drainage, irrigation channels and Hydro-electric works, wells, etc.
- (xi) Weather Stations.
- (xii) Hydro-electric transmission lines and poles.
- (xiii) Cremation and burial grounds.
- (xiv) Mining and extractive operations including lime and brick-kilns, stones quarries and crushing subjects to rules and as approved sites and that none of these operations are situated within 300 metre of the edge of any V—I, or V—2 roads.
- (xv) Godown/storage spaces for Agricultural inputs and outputs as approved by the Director.
- (xvi) Any other use which Government may in the public interest decide.

As approved by the
Director.

A. K. SINHA,

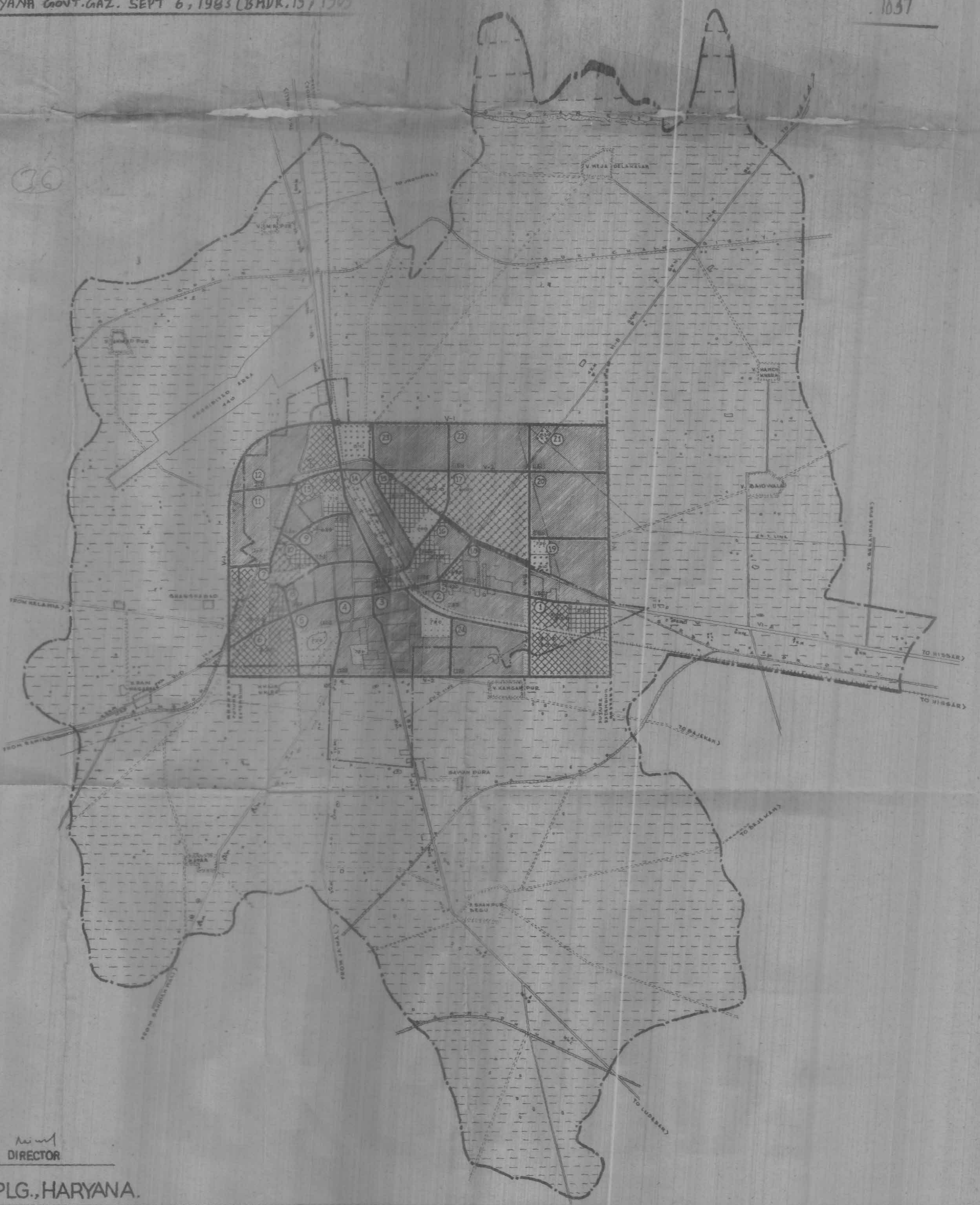
Commissioner & Secretary to Government, Haryana
(Town and Country Planning Department.)

HARYANA GOVT. GAZ. SEPT 6, 1983 (BHDR. 15, 1905)

S R S A

DRAFT DEVELOPMENT PLAN
OF CONTROLLED AREA AND
PROPOSED LAND USE

MAIN CODE	SUB CODE	EXISTING FEATURES
		MUNICIPAL BOUNDARY
		CONTROLLED AREA BOUNDARY
		ROAD
		REVENUE RASTA
		RAILWAY LINE
		RIVER / MINOR
		HIGH TENSION LINE
		PROPOSALS
		ROAD
100		RESIDENTIAL
200		COMMERCIAL
220		WHOLESALE TRADE
250		WARE HOUSES AND STORAGE
300		OFFICES, BANKS AND PROFESSIONAL ESTABLISHMENT (CITY CENTRE)
310		INDUSTRIAL
350		SERVICE INDUSTRY AND LIGHT INDUSTRY
400		TRANSPORT & COMMUNICATION
410		RAILWAYS
420		BUS STAND
440		AIR STATION
480		P.O.T. TELEPHONE EXCHANGE
500		PUBLIC UTILITIES
510		WATER WORKS
530		GRID STATION
600		PUBLIC & SEMI PUBLIC USES
610		MINI SECRETARIAT COMPLEX
630		EDUCATION
650		MEDICAL
700		OPEN SPACES
710		SPORTS ACTIVITIES
720		PARKS
750		OTHER RECREATIONAL USES
800		AGRICULTURAL ZONE
		SECTOR NUMBER
		SECTOR DENSITY
		CODE NUMBER



0 100 200 300 400 500 600 700 800 900 1000

DRG. NO. R.T.P. (ER.) 189/82 DT. 6. 7. 1982
DRAWN BY *[Signature]*
PLANNING ASST. *[Signature]*
REGIONAL TOWN PLANNER *[Signature]*
SENIOR TOWN PLANNER *[Signature]*
CHIEF TOWN PLANNER *[Signature]*

DIRECTOR

DEPTT. OF TOWN & COUNTRY PLG., HARYANA.